

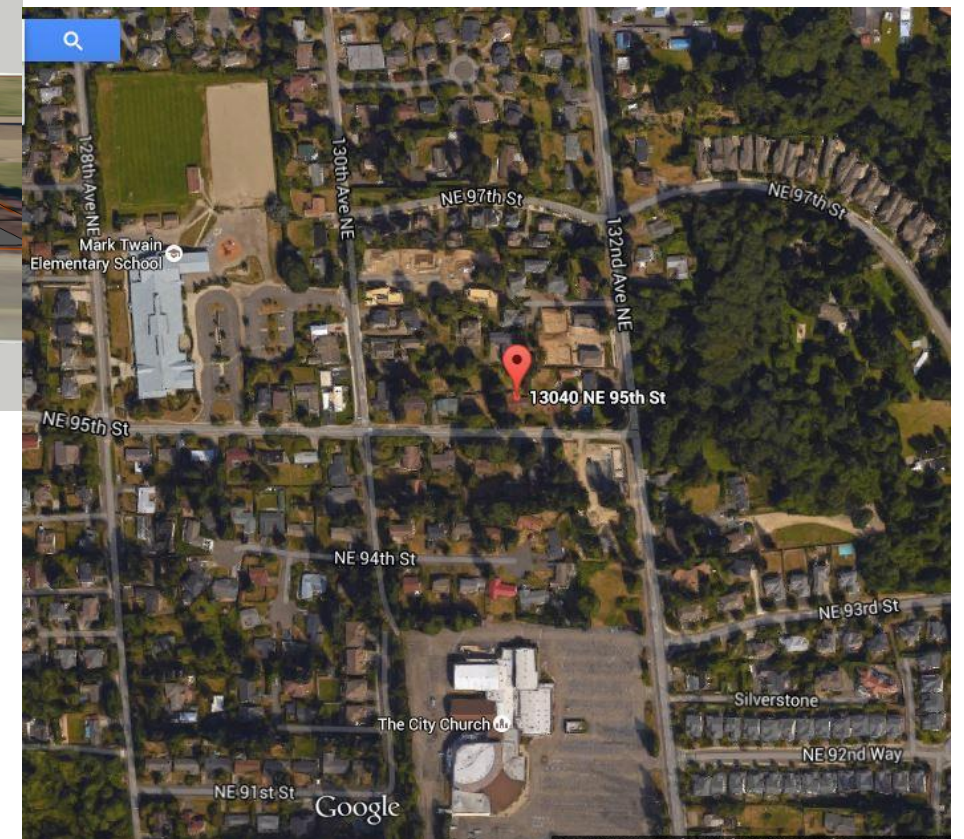
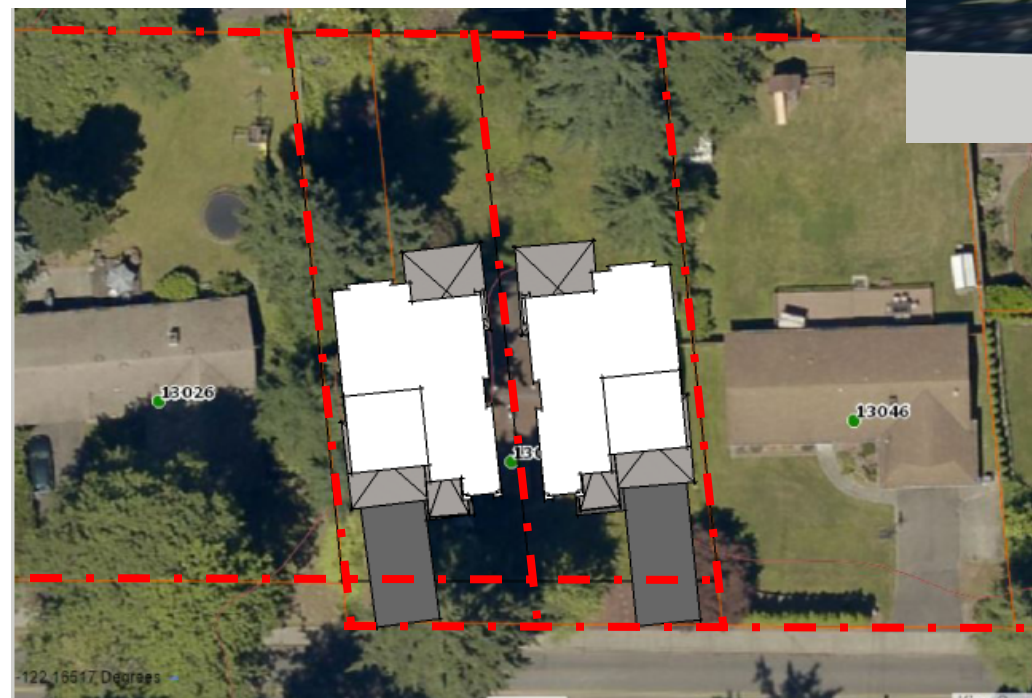
# ANK SHORT PLAT - PHASES 1 AND 2

13040 NE 95th St., Kirkland, WA 98033

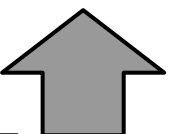
Parcels: 3888100177, 0175



July 6, 2015



VICINITY MAP



NO SCALE



SITE DATA - PHASE 1

ZONING	RSX7.2
SETBACKS	F=20', S=5', R=10'
TOTAL SITE AREA	11,283 SF
10' ROW DEDICATION	0 SF
TOTAL NEW SITE AREA	11,283 SF

LOT COVERAGE CALCULATIONS

LOT AREA	11,283.00 SF
MAX LOT COVERAGE	50% 5641.5 SF

FEATURE	AREA	EXEMPTION	SUBTOTAL
RESIDENCE AND GARAGE FOOTPRINT	1,871		1,871
DRIVEWAY (PERVIOUS CONC.)	480	240	240
COVERED PORCH	260		260
ENTRY PORCH	120		120
FRONT WALKWAY	40		40
	EXEMPT %	2.13%	
	TOTAL AREA		2,531
	TOTAL %		22.43%

FAR CALCULATIONS

LOT AREA	11,283.00 SF
MAX FAR	50% 5,641.50

FEATURE	AREA (NET)	EXEMPTION	SUBTOTAL
MAIN FLOOR	1,318		1,318
UPPER FLOOR	1,708		1,708
GARAGE	432.00		432.00
STAIR DEDUCTION		100	-100
	TOTAL AREA		3,358
	TOTAL %		29.76%

BUILDING DATA

MAIN FLOOR	1,395	GSF
UPPER FLOOR	1803	GSF
TOTAL HEATED AREA	3,198	GSF
GARAGE	476	GSF

SITE PLAN- PHASE 1



SCALE: 1" = 20'





SITE DATA - PHASE 2 (SHORT PLAT)

ZONING	RSX7.2	
SETBACKS	F=20', S=5', R=10'	
TOTAL SITE AREA	14.423	SF
10' ROW DEDICATION	950	SF
TOTAL NEW SITE AREA	13.473	SF
AREA PROPOSED FOR EACH SITE	6736.5	SF

LOT COVERAGE CALCULATIONS

LOT AREA	6,736.50 SF		
MAX LOT COVERAGE		40%	2694.6 SF

FEATURE	AREA	EXEMPTION	SUBTOTAL
RESIDENCE AND GARAGE FOOTPRINT	1,871		1,871
DRIVEWAY (PERVIOUS CONC.)	480	240	240
COVERED PORCH	260		260
ENTRY PORCH	120		120
FRONT WALKWAY	40		40
	EXEMPT %	3.56%	
	TOTAL AREA		2,531
	TOTAL %		37.57%

FAR CALCULATIONS

LOT AREA	6,736.50 SF		
MAX FAR		50%	3,368.25

FEATURE	AREA (NET)	EXEMPTION	SUBTOTAL
MAIN FLOOR	1,318		1,318
UPPER FLOOR	1,708		1,708
GARAGE	432.00		432.00
STAIR DEDUCTION		100	-100
	TOTAL AREA		3,358
	TOTAL %		49.85%

BUILDING DATA

MAIN FLOOR	1,395	GSF
UPPER FLOOR	1803	GSF
TOTAL HEATED AREA	3,198	GSF
GARAGE	476	GSF

SITE PLAN- PHASE 2 (SHORT PLAT)



SCALE: 1" = 20'

